

BELMONT HISTORIC DISTRICT COMMISSION

Town Hall

September 10, 2003

Meeting Minutes

Commission Members Attending: Co-chairs Richard Cheek and Lydia Ogilby, Paul Bell, Linn Hobbs, Arleyn Levee, Richard Pichette, Nancy Richards, Michael Smith, Sharon Vanderslice (second half). Associate Members: Matthew Genta and Lisa Harrington. Absent: Jonathan Treat.

MCLEAN HOSPITAL REDEVELOPMENT—NORTHLAND CONDOMINIUMS

In compliance with Section VI.A of the Design Review Agreement of January 9, 2001, between the Belmont Historic District Commission and the Northland Residential Corporation, Jack Dawley and Brad Soule of Northland and Jim Velleco of GrazadoVelleco Architects presented the building elevations and site plans for the first phase of construction of new condominium units within the development areas labeled Zones 1A and 1B. Mr Velleco focused his comments on the project site plan, building massing, scale and color of the buildings, noting the natural colors proposed, the low profile of structures with hip roofs (that provides more sky and tree views), and the importance of providing for texture and variety in forms within the units. ~Most of the materials for construction will be natural, including wood shutters, wood-paneled garage doors, and exterior wood siding. Proposed wood windows will have metal cladding on the exterior surfaces and roof gutters are to be aluminium, painted the same color as the wood trim. Site grading, lot coverage, and building siting is the same as during the concept phase. ~Northland is hoping to break ground around December 1, 2003, and anticipates a two-year buildout of the 1A/1B project. ~Eight to ten homes will be built in the first phase. ~The project team agreed to look at mitigation alternatives to side-by-side asphalt driveways, in an effort to reduce the amount of uninterrupted asphalt.

After discussion, the Historic District Commission unanimously approved final drawings for the first phase of building construction within Zone 1A and for the roadway construction within Zone 1B of the McLean Hospital Redevelopment, with the following conditions: (1) Northland will submit condominium documents for review by HDC, (2) Northland will submit final landscaping plans for review by HDC, and (3) the material of the front doors will be changed from fiberglass to wood. The drawings were found to be in accordance with the concept drawings previously submitted and incorporated in the Design Review Agreement of January 9, 2001.

Since the arrangement of the basic elements within the approved overall design scheme will vary only slightly from unit to unit, the final drawings for the condominium units in future phases of construction within Zones 1A and 1B will be reviewed by a designated subcommittee of the HDC. When ready, the final plans for the rehabilitation of the former Stable Building in Zone 1B will be reviewed by the full Commission.

504 CONCORD AVENUE

A Certificate of Appropriateness for window screens for 504 Concord Avenue was approved by the Commission based on the following presentation by Ruth Parker of J&R Services, property managers for the 504 Concord Ave home. The frame of the proposed window screens will be custom-made of an aluminum C channel (approximately one inch in width), which will be painted to match the adjacent sash color and made to precisely fit the opening of the lower window sash. ~The screens will be installed by hand on approximately 25 windows and will fit under the upper window sashes.

PLEASANT STREET RECONSTRUCTION

The Commission discussed the Board of Selectmen's response to the August 22, 2003, HDC letter regarding the Pleasant Street Reconstruction Project. It was decided to have the HDC send a second letter to the Selectmen, in order to clarify their response to the June 4, 2003, "Footprint Roads Pilot Program."

NEW ASSOCIATE MEMBERS

New members Lisa Harrington and Matthew Genta were welcomed and both gave a brief overview of their interest in serving on the Commission.

12 MOORE STREET

The need for off-street parking at 12 Moore Street~was discussed and the Commission voted to formally approach the Town of Belmont to see if it was possible for the Town to consider making dedicated Moore Street parking available for the 12 Moore St. owners. ~Presently, 12 Moore Street is one of the only houses in Belmont without parking.

MINUTES

The August 6, 2003 meeting minutes were reviewed and approved.

Minutes recorded by Paul Bell.